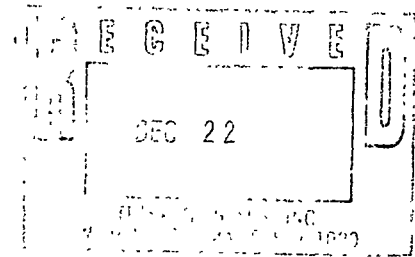


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12/20/99

Dear RAB Members:

Enclosed please find a final copy of the minutes (including enclosures) from the November 17, 1999 RAB meeting. If you have any questions or concerns please contact me at (401)841-7714.

Very truly yours,

Michele Imbriglio
RAB Secretary

Copy to: (w/enc)
Dr. D.K. Abbass
Dr. Richard Ayen
Ms. Barbara Barrow
Mr. John R. Bernardo, III, Esq.
Ms. Mary A. Blake
Dr. David W. Brown
Mr. Richard D. Coogan
Mr. Paul A. Cormier
Ms. Beth Everett
Mr. Thurston Gray
Mr. Byron Hall
Mr. Eugene Love
Ms. Elizabeth Mathinos
Mr. Joseph Mello
Mr. Thomas McGrath
Mr. James E. Myers
Mr. John Palmieri
Mr. Howard L. Porter
Mr. Emmet E. Turley
Mr. John Vitkevich
Ms. Claudette Weissinger
Ms. Mary Philcox
Mr. David Egan

Mr. Paul Kulpa, RIDEM
Mr. Richard Gottlieb, RIDEM
Ms. Kymberlee Keckler, EPA
Capt. A.C. Oakleaf, NAVSTA
Capt. H. L. Schwind, NAVSTA
Capt. Jon Wyman
Hon. Paul W. Crowley
Hon. June Gibbs
Mr. Joseph McEnness
Mr. Paul Russell
Mr. Charles Salmond
Mr. John Torgan
Mr. Jim Shafer
Ms. Beth Timm, ATSDR
Mr. Gregg Tracey, SAIC
Councilman Dennis McCoy
Dr. David Kim
Mr. Brian Bishop
Brother Joseph
Newport Public Library
Middletown Free Library
Portsmouth Free Public Library
Mr. Bob Jones, Groton
Mr. David Sanders, NAVSTA
Mr. David Dorocz, NAVSTA
Ms. Melissa Griffin, NAVSTA
Ms. Sarah White, EPA
Ms. Jennifer Stump, Gannett Fleming
Mr. Tim Prior, USF&WS
Mr. Ken Finkelstein, NOAA
Ms. Diane Baxter, TtNUS, Wilmington
Mr. Matt Weaver, Green Light Foundation
Dr. Robert Quigley
Mr. Robert Gilstein
Ms. Amrita Roy
Ms. Virginia Lee

NAVAL STATION NEWPORT
RESTORATION ADVISORY BOARD MEETING
November 17, 1999

MINUTES

On Wednesday, November 17, 1999, the NAVSTA Newport Restoration Advisory Board (RAB) gathered at the Officer's Club for its monthly meeting. The meeting began at 7:00pm and ended at 8:55pm.

In attendance were Claudette Weissinger, Kathy Abbass, Emmett Turley, James Myers, Thurston Gray, Richard Coogan, Howard Porter, John Palmieri, Eugene Love, Capt. A. C. Oakleaf NAVSTA, LCDR D. W. Harris NAVSTA, Dave Dorocz NAVSTA, Melissa Griffin NAVSTA, Shannon Behr NAVSTA, Amanda Faist NAVSTA, Greg Kohlweiss NAVSTA PAO, James Shafer NORTHDIV, Thom Snyder NORTHDIV, James Sprague NAVSTA, Richard Gottlieb RIDEM, Paul Kulpa RIDEM, Kymberlee Keckler USEPA.

Dave Dorocz, NAVSTA Environmental Director, opened the meeting and welcomed the group. October meeting minutes were approved.

COMMITTEE REPORTS FROM COMMUNITY MEMBERS

Project Committee: The project committee did not meet as there is no committee chair. Nominations to fill the vacancy are being sought.

Planning Committee-John Palmieri Committee Chair: No report.

Membership Committee-Howard Porter Committee Chair: Beth Everett resigned her seat on the RAB. This brings the RAB membership total to 20.

Public Information-Claudette Weissinger Committee Chair: The newsletter is near completion, a draft copy is available for all members to review and offer any comments they may have.

TAG REPORT

There is no report.

BUILDING 70 MIDWAY UPDATE-Paul Kulpa RIDEM

Building 70 was built during the 1940's and was the midway pump house on Defense Highway to fuel the ships. This site on Defense Highway consisted of a number of buildings including a boiler house which has since been demolished. The pump in the boiler house produced steam that turned the turbines that pumped the fuel oil to the ships. The oil that was used by the Navy was extremely thick. The steam was used not only to pump the oil but also to heat the oil because it was so thick and difficult to pump.

The Navy had already demolished Building 70 when RIDEM became aware of this site. Building 70 was the main pump house. It was approximately 50' x 40' with a pipe chase running along the inside perimeter of the building. An oil/water separator approximately 14'l x 12'w x 3'd was discovered at the far corner of the site. The oil/water separator consisted of three chambers each with a hatch. The last compartment of the third chamber of the separator was dry leading to the conclusion that the oil/water separator functioned properly and held back the oil and released the water. The pipe leaving the last chamber of the separator was visually inspected and no release from the pipe was apparent. However, it was discovered that this pipe was connected to a storm drain (3' below grade). This storm drain was found to have a soft bottom. A second soft bottom storm drain was discovered. The soil was evaluated. Oil was released from the oil/water separator, the soil was found to be contaminated and was removed.

The pipe trench was uncovered during the demolition and discovered to be full of debris. This pipe trench was not visible until the building was demolished. A quick visual inspection revealed nothing other than a trench full of debris. Upon closer inspection, oil was discovered in one corner of the trench. An 18'L x 8'W x 4'D sump chamber was uncovered that contained approximately 6,000 gallons of fuel oil. The debris was removed from the pipe trench. Oil and oil sludge was discovered in the trench. This sludge was shoveled by hand into a backhoe bucket and lifted from the trench. A total of approximately 105 cubic yards were removed. The foundation was

Tank Farm 5-CAP for Tanks 51, 52, 54 and 57 was submitted to RIDEM November 5, 1999. The CAP recommendations include the implementation of institutional controls for all tanks and the implementation of a groundwater-monitoring program.

Former Building 1541-A work plan for Underground Storage Tank (UST) remediation was submitted to RIDEM on October 15, 1999. Work at the site began the week of November 8 but was discontinued due to the proximity of utility lines. The contractor is currently developing a strategy to proceed.

Boiler Plant 7-The pump and treat system will be removed for a Military Construction (MILCON) project; RIDEM approved this October 19, 1999. Construction will proceed with provisions to dispose of hazardous soil/groundwater if encountered. All wells will be protected with the exception of MW 203R, which will be closed in accordance with State regulations.

Former Building 70 Midway-A closeout report on the soil removal action was submitted to RIDEM on October 22, 1999. A site investigation is programmed and scheduled to be submitted to RIDEM. A work plan for SI should be awarded by the end of November.

Building 179, NUWC-A site investigation report is due December 1, 1999. A CAP to address groundwater contamination is scheduled to be awarded in February 2000.

Building 44, Gould Island-Remedial work was awarded in April 1999, but delayed because the bulkhead needs repair. The bulkhead repair was part of the demolition scope, causing delay of remedial work. The bulkhead repair project has been moved to the remediation project. Completion will depend on the weather. See Enclosure Packet (2).

CONNEL MANOR LAND TRANSFER-James Sprague NAVSTA

Connel Manor is located off of Ranger Road in Newport, RI. It was a former Navy Enlisted Family Housing area constructed in 1970. There are a total of 110 units consisting of 4 four-unit buildings, 13 six-unit buildings and 2 eight-unit buildings on approximately 14.53 acres. The housing was vacated in June 1995. Units likely contain asbestos and/or lead based paint.

Activity Update:

Old Firefighting Training Area

- *Off Shore:*
 - Draft Final ERA submitted on July 30.
 - Received comments September 8 & October 28
 - November 4 conference call, decided to proceed with collection of additional data prior to finalizing ERA report
 - Final ERA will be submitted in Spring 2000
 - **Draft Final Remedial Investigation Report (RI) planned for Summer 2000**

ENCLOSURE (1)

Activity Update:

McAllister Point Landfill - Offshore

- Draft Record of Decision submitted August
- Pre-design sampling RAB brief September
- Validated data submitted October 20
- Pre design data report will be submitted November 29th
- Final ROD December 1999

Activity Update:

McAllister Point Landfill - Onshore

- Continue long term monitoring of landfill gas and groundwater
- Next December 1999

Activity Update:

Tank Farm 5

- *Two additional bedrock wells installed*
Ground water sampling Winter 1999

Environmental Restoration, Navy (ER,N) Funded Project Update

Tank Farms 1, 2, and 3

- Defense Logistics Agency prepared Work plan for closure of selected tanks (August 1999)
- Work plan to be submitted to RIDEM by end of month

Tank Farm 4

- Final Supplemental Site Investigation (SSI) Report for Tanks 42, 45, and 48 submitted to RIDEM 5 November
- SSI recommendations:
 - Implement CAP placing Institutional Controls on former Tanks 42 and 48.
 - Implement similar CAP for former Tank 45, with additional recommendations for remediation.

Tank Farm 5

- CAP for Tanks 51, 52, 54, and 57 submitted to RIDEM 5 November.
- CAP recommendations:
 - Implementation of Institutional Controls for all tanks
 - Implementation of groundwater monitoring program

Former Building 1541

- Work plan for UST Remediation submitted to RIDEM 15 October
- Work implemented week of 8 November, but halted due to close proximity of utility lines
- Currently developing a strategy to proceed

Boiler Plant 7

- Pump and treat system will be removed for Military Construction project; RIDEM approved 19 October
- Construction will proceed with provisions to dispose of hazardous soil/groundwater if encountered
- All wells will be protected with the exception of MW 203R. MW 203R will be closed in accordance with state regulations.

Former Building 70 Midway

- *Closeout report on soil removal action submitted to RIDEM 22 October.*
- *Site Investigation programmed and schedule submitted to RIDEM.*
- *Work plan for SI to be awarded by 30 November*

Building 179, NUWC

- *Site Investigation report due 1 December*
- *CAP to address groundwater contamination scheduled for award in February 2000*

Building 44, Gould Island

- *Remedial work awarded April 1999, but delayed because bulkhead needs repair.*
- *Bulkhead repair was part of demolition scope, causing delay of remedial work.*
- *Bulkhead repair project has been moved over to the remediation project, and completion will depend on weather.*



Transfer of Connel Manor Property

Restoration Advisory Board Information Brief

November 17, 1999

Jim Sprague

*Head, Facilities Planning Branch
Public Works Engineering*



Transfer of Connel Manor Property

- Also Known As "Ranger Road"
- Entire Base Listed on the National Priority List Due to the 12 IR Sites Located on Navy Newport Property
- No Known Areas of Contamination
- Units Likely Contain Asbestos And/or Lead Based Paint, City Will Demolish All Units; No Occupation Prior to Demo

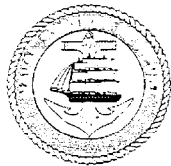
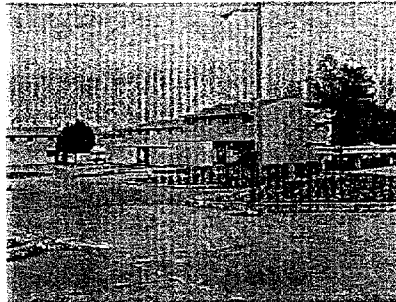


ENCLOSURE (3)



Transfer of Connel Manor Property

- *Former Navy Enlisted Family Housing Area Built in 1970*
- *4 Four Unit Buildings, 13 Six Unit Buildings, 2 Eight Unit Buildings; Totaling 110 Units*
- *Land Area 14.53 Acres*
- *Vacated in June 1995*
- *Reported Excess in December 1995*



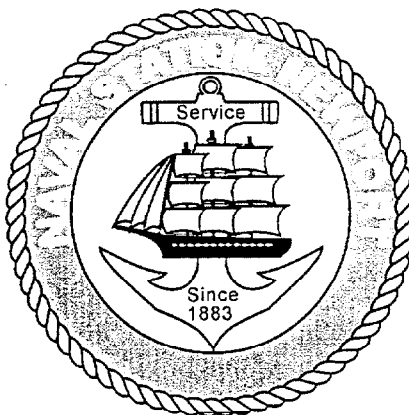
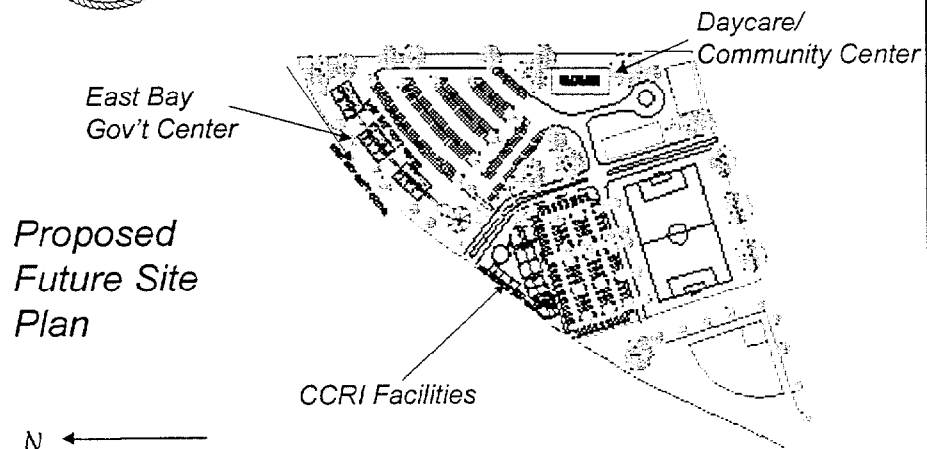
Transfer of Connel Manor Property

- *Enabling Legislation: FY00 Defense Authorization Act*
- *Property to Be Transferred to the City by Jan 00*
- *City to Demolish All Housing Units and Construct Facilities to House a Satellite Campus of the Community College of Rhode Island (CCRI); to Be Completed by Dec 00*





Transfer of Connel Manor Property





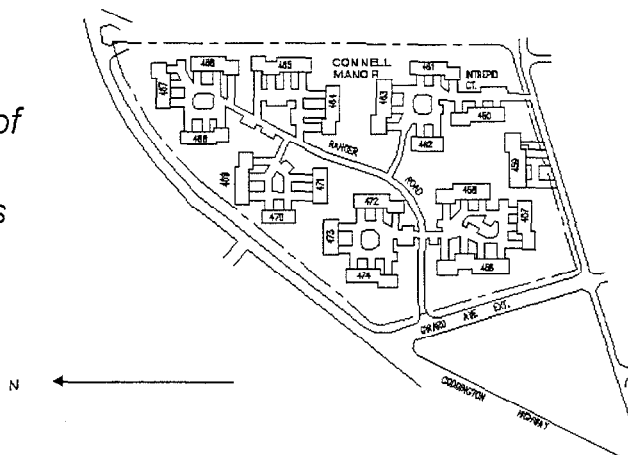
Transfer of Connel Manor Property

- An Environmental Baseline Study (EBS) Has Been Prepared
- NAVFAC Northern Division Must Issue a Finding Of Suitability to Transfer (FOST) Prior to Transfer to City
- Draft FOST, EBS, and Notice of Transfer Sent to RIDEM and EPA
- Expect Issuance of FOST Dec 99

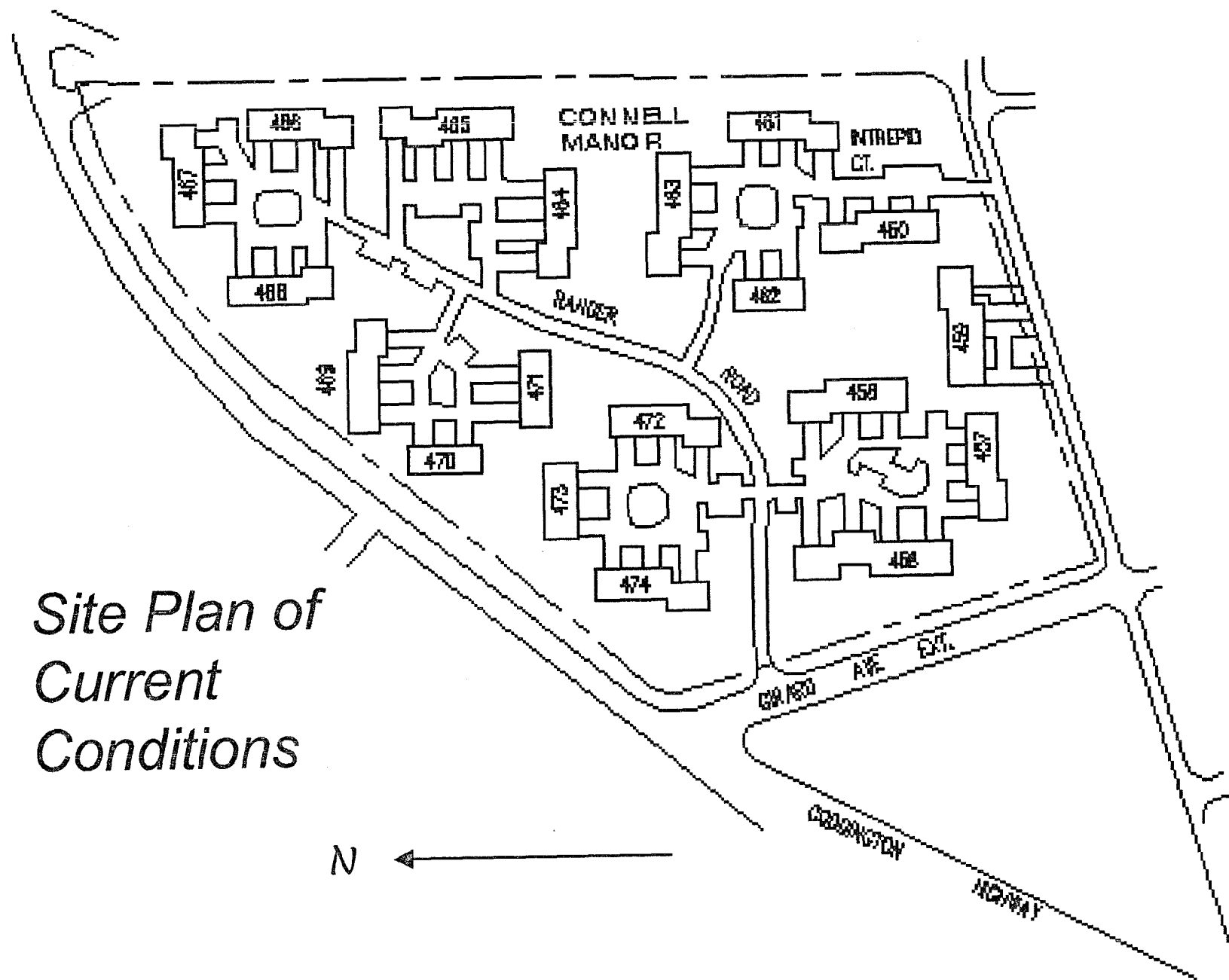


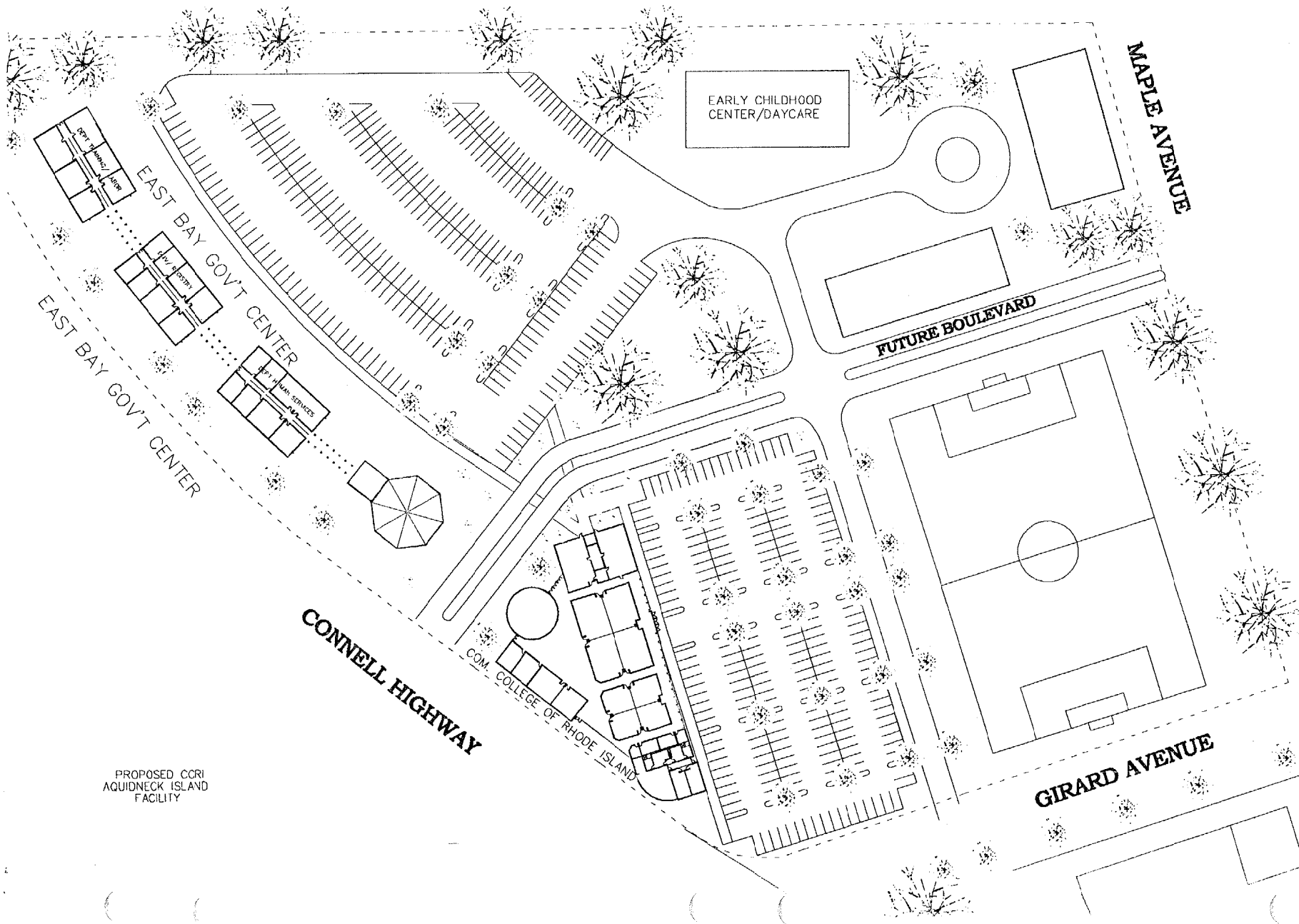
Transfer of Connel Manor Property

Site Plan of
Current
Conditions



*Site Plan of
Current
Conditions*





Certification

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Newport Collaborative Architects, Inc.

14 Pelham Street
Newport, RI 02840
Tel: 401-848-8583
Fax: 401-848-0808

Drawing Status:

Job Number: 9922

REV	DATE	DESCRIPTION

REVISIONS
1. Rev'd all drawings
2. Rev'd all drawings
3. Rev'd all drawings
4. Rev'd all drawings
5. Rev'd all drawings

Project:

CCRI
EXTENSION CAMPUS
Newport, R.I.

Description

Issued: JULY 28, 1999
Scale: AS NOTED
Drawn: JHL / AM / NG
Sheet: 01

SP1

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